Congratulations:
You should have our free 24' X 24' garage plan with loft and are one step closer to enjoying the additional storage space that will result from using these plans. We hope that these plans are the correct size and configuration for your property.

Great
Do you need it larger or would like to relocate windows and doors or do you need something completely different?

No Problem
We can create a custom plan that matches your specifications in a short time and for a reasonable cost. We also have many other pre-designed plans that are displayed on our website. http://www.cadnw.com/ We have many more plans that are not shown on the website. There is a good chance we have one close to your proposed building.

You should be able to see the quality and completeness of our plans. Our purchased plans are equal to these with the exception of being on full size drawing paper. We have reduced this free plan to personal printer size so that you can print them your self.

Your Next step
Call Cad Northwest (503) 625 6330 to order an inexpensive pre-designed plan, a custom plan, to receive a quote, or ask a question. If you find this free garage plan useful then please "like" or "share" our site on Facebook or Google+.

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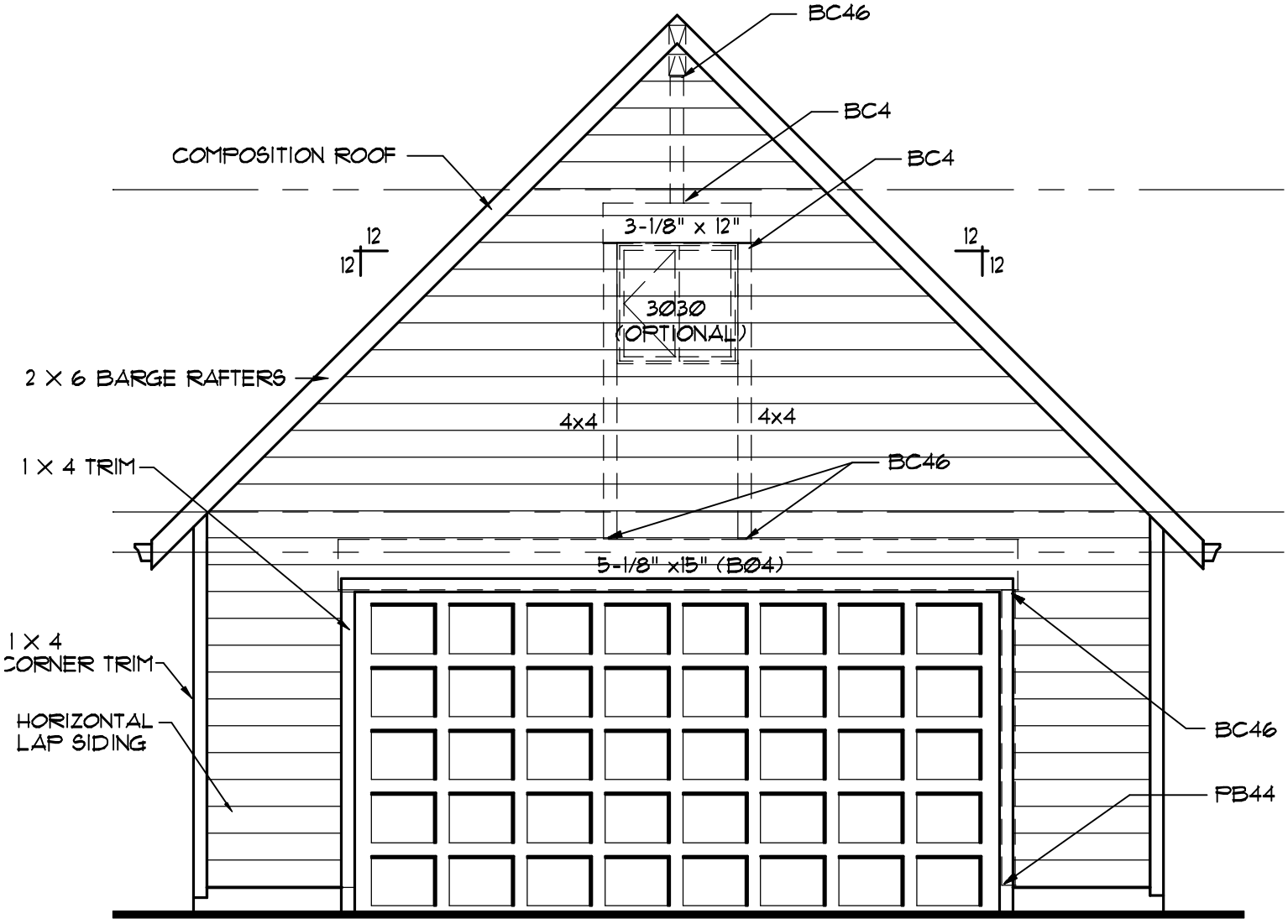
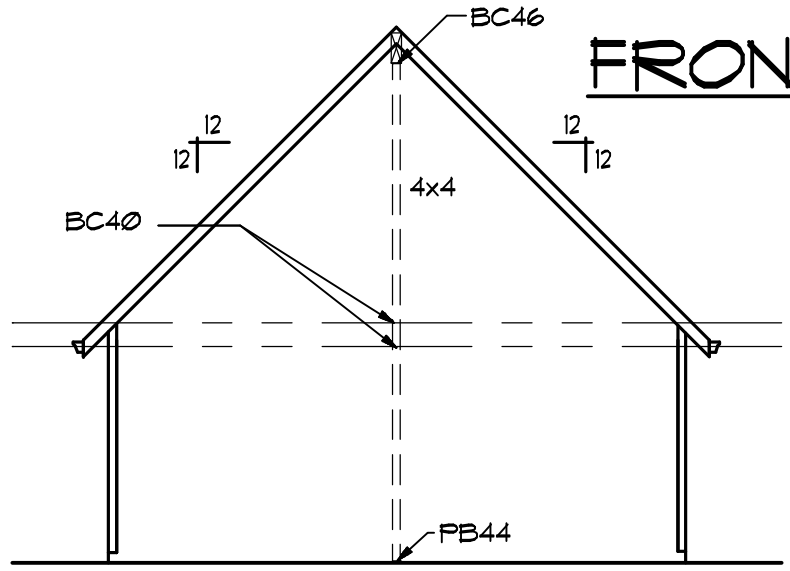


FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

SHEET 1 OF 11

24' X 24' TWO CAR GARAGE WITH LOFT

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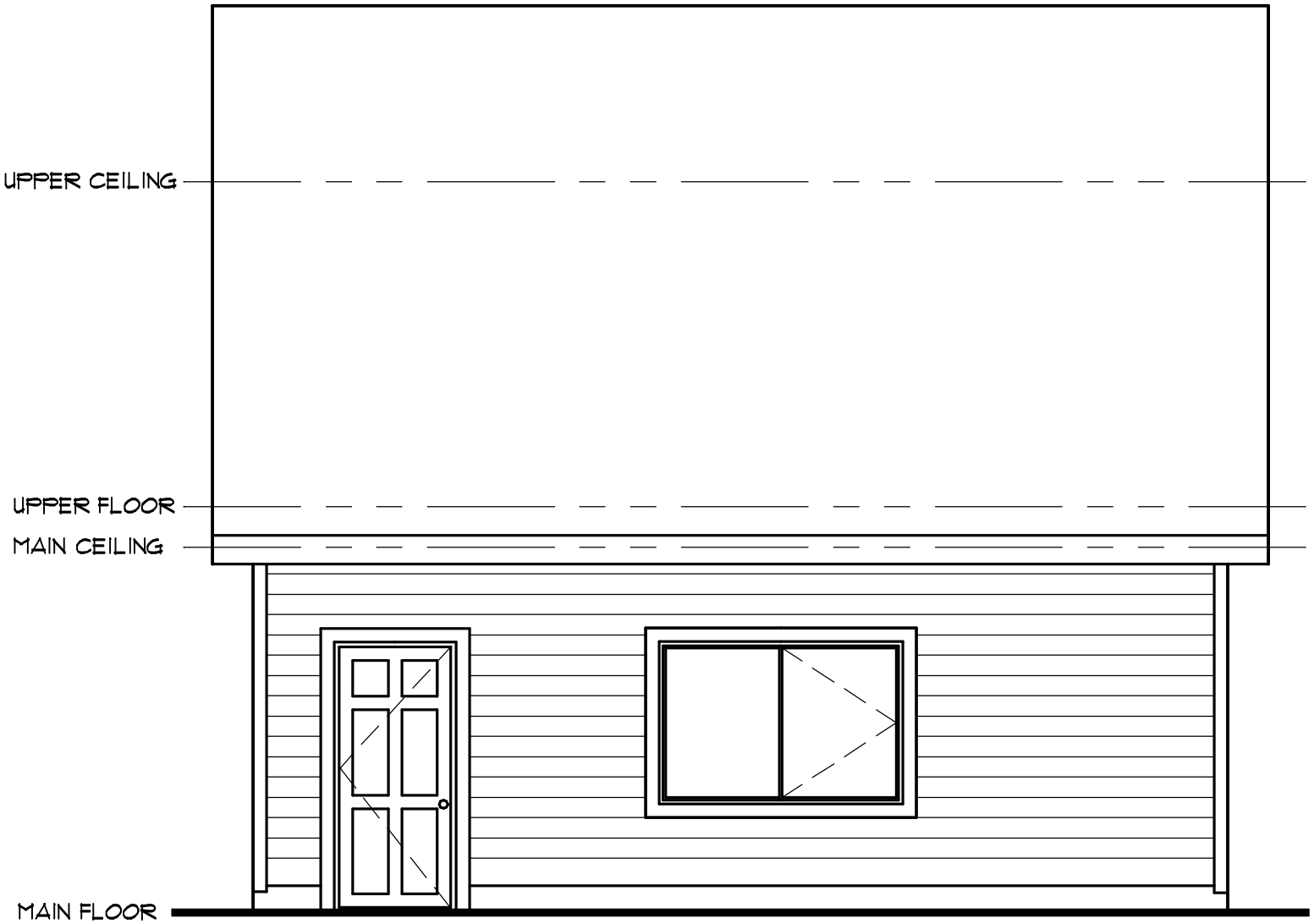
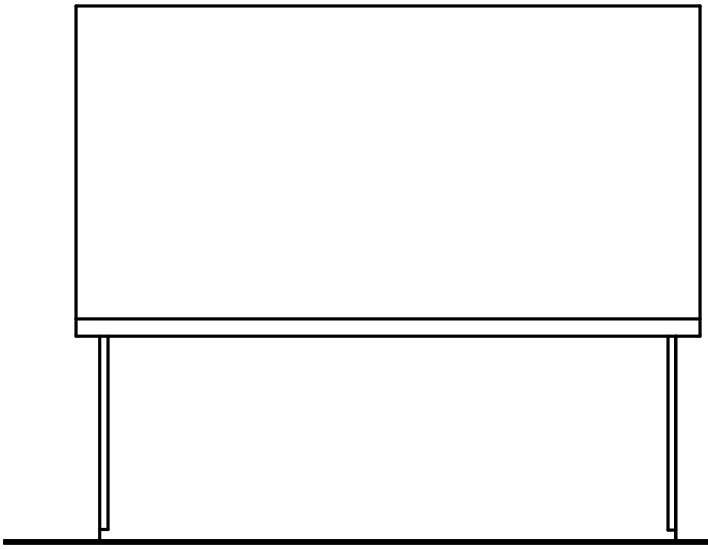


RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

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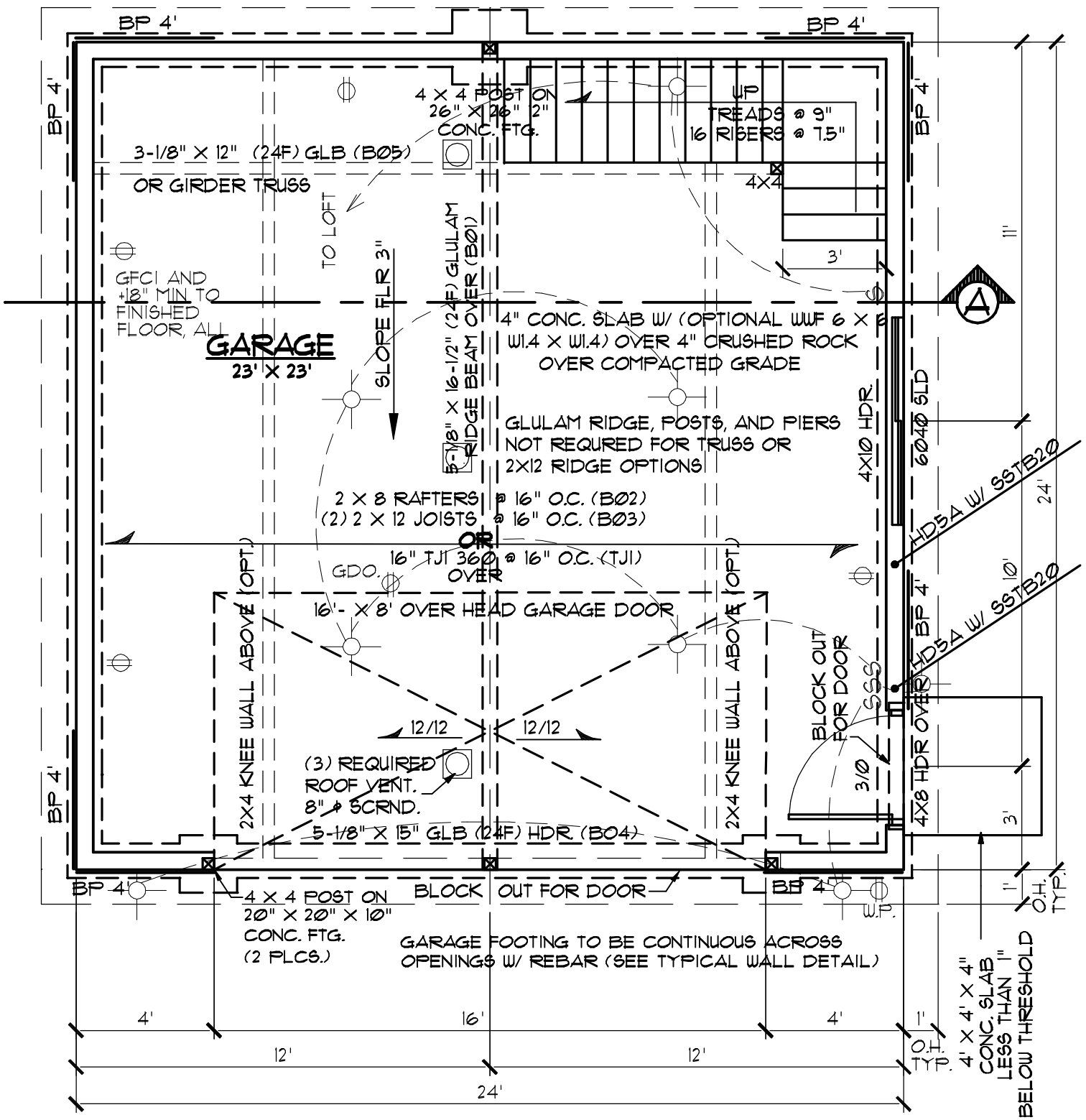

FOUNDATION, FLOOR AND ROOF PLAN

1/4" = 1'-0"

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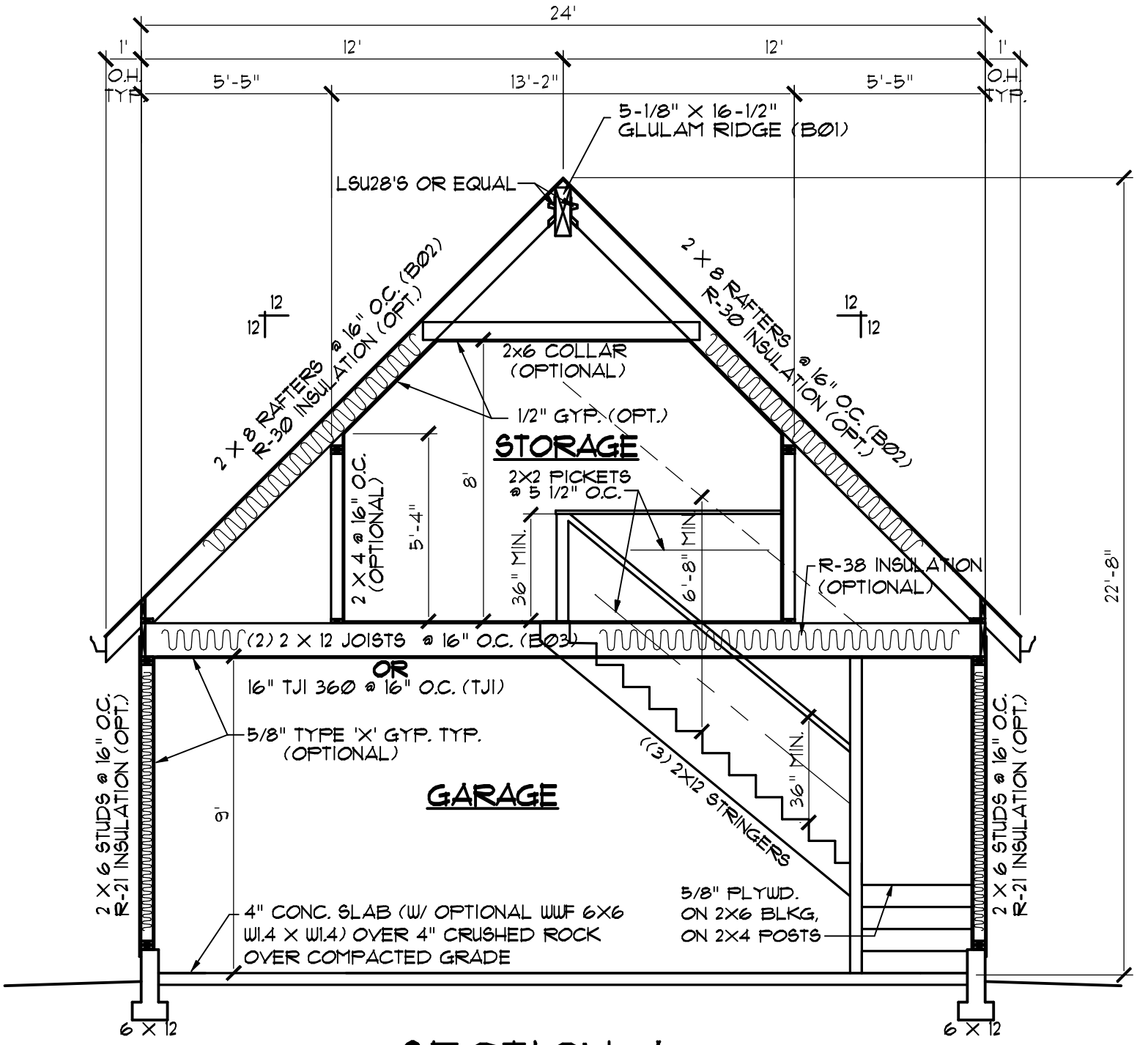

SECTION A

1/4" = 1'-0"

FRAMED ROOF (SUPPORT RIDGE OPTION)

NOTE:

OPTIONAL TRUSSES MAY BE USED. THIS WILL ELIMINATE THE GLULAM RIDGE, RAFTERS, JOISTS, BEAMS, POSTS, AND THE GLULAM FOOTINGS. TRUSS SPECIFICATIONS ARE PROVIDED BY OTHERS.

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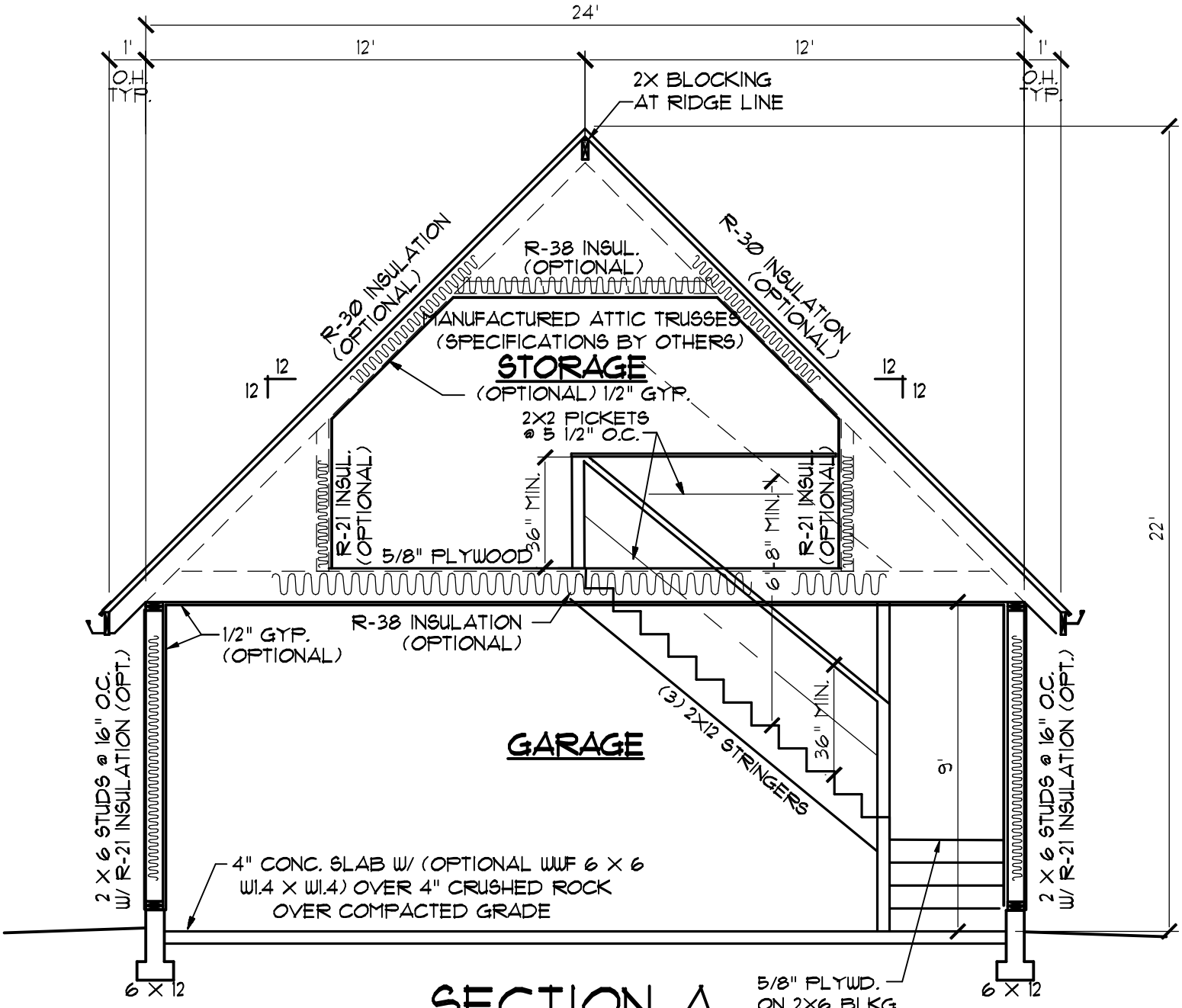

SECTION A

1/4" = 1'-Ø"

TRUSS ROOF OPTION

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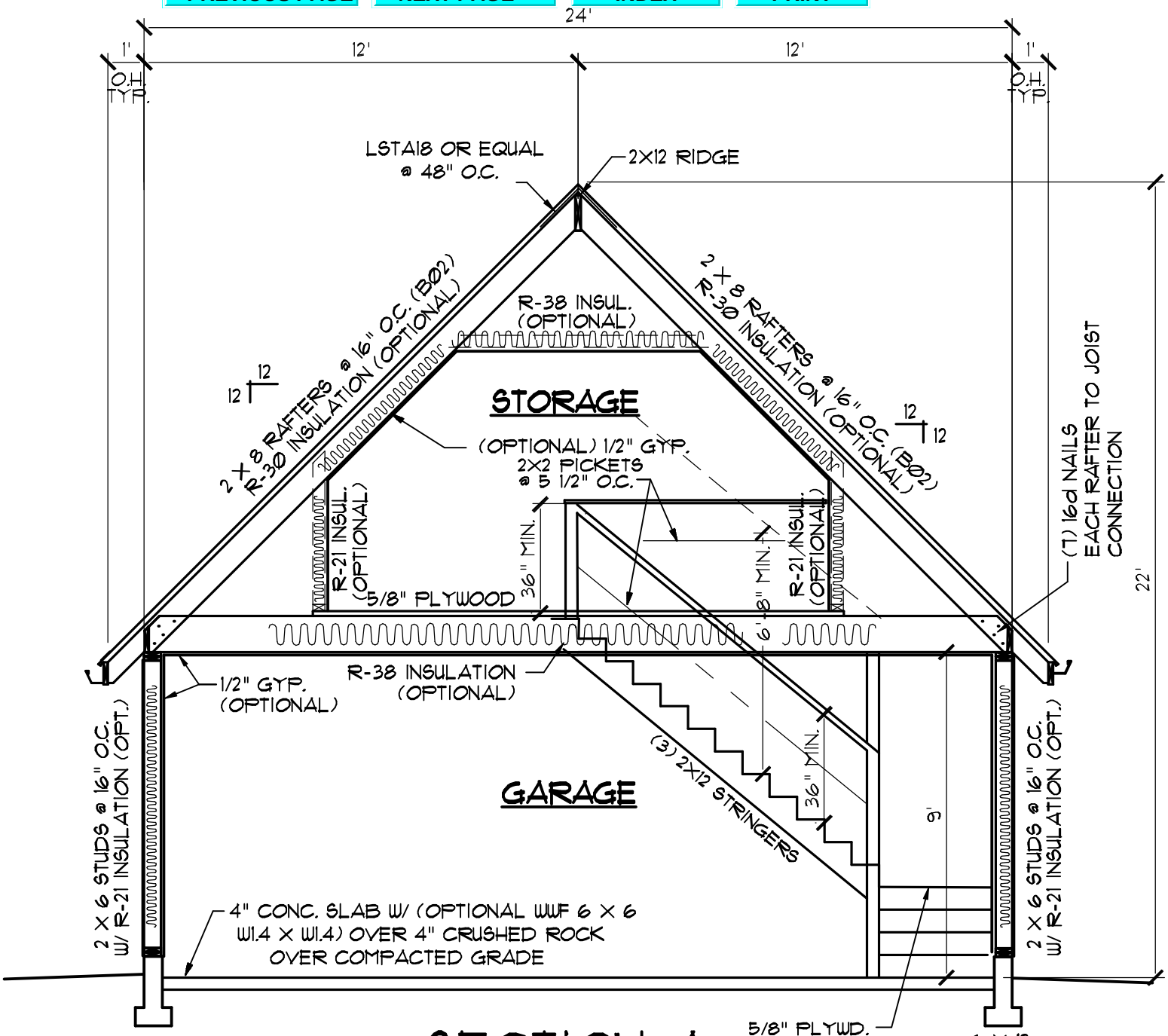

SECTION A

1/4" = 1'-Ø"

FRAMED ROOF (2X12 RIDGE OPTION)

24' X 24' TWO CAR GARAGE WITH LOFT

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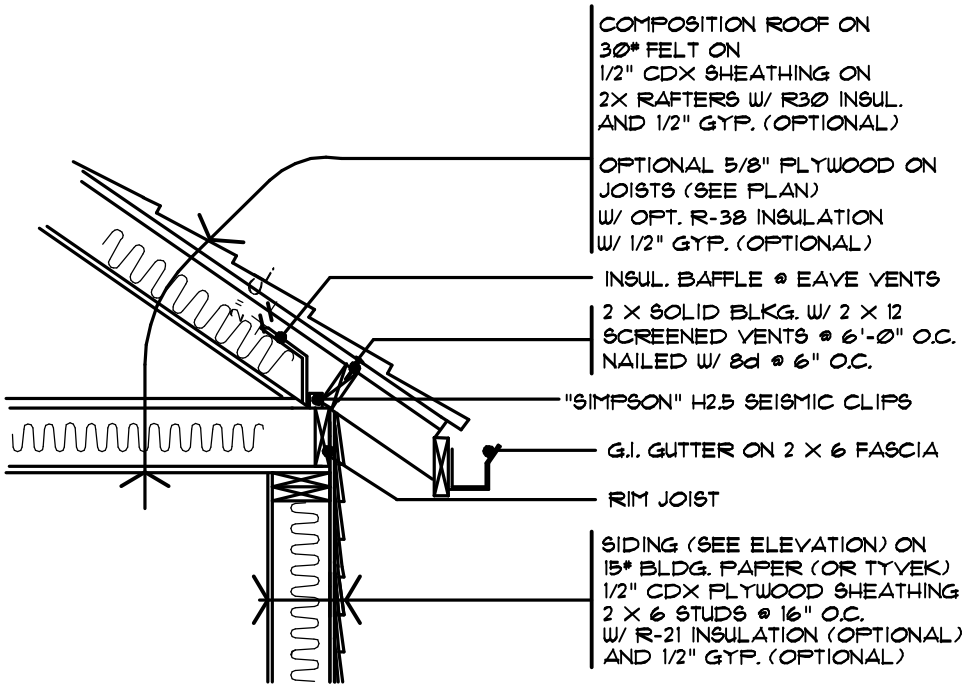

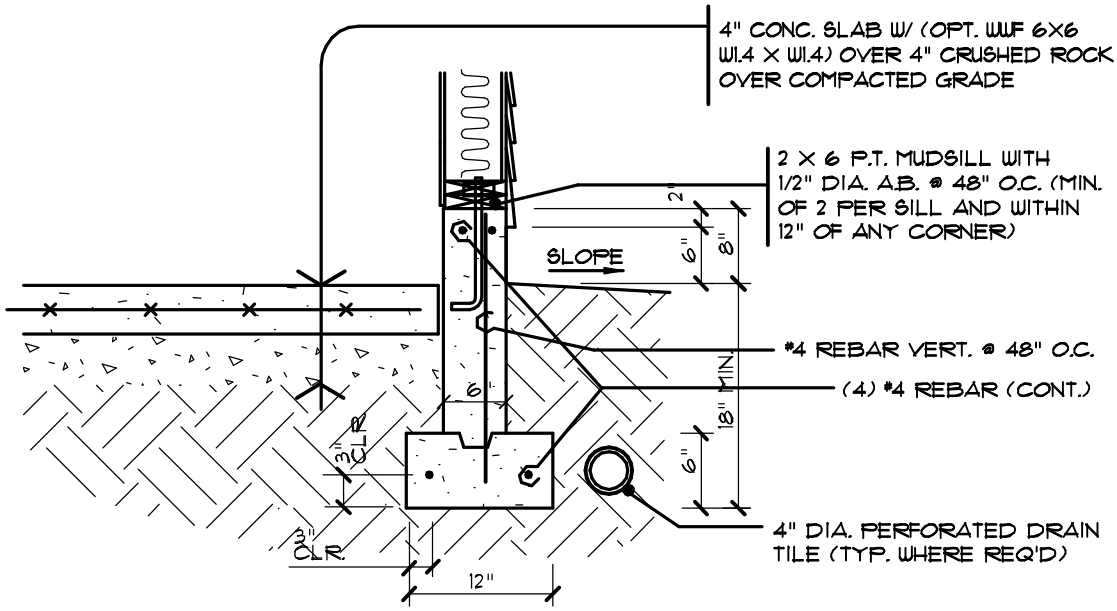

TYPICAL WALL SECTION

(FRAMED ROOF) NOT TO SCALE

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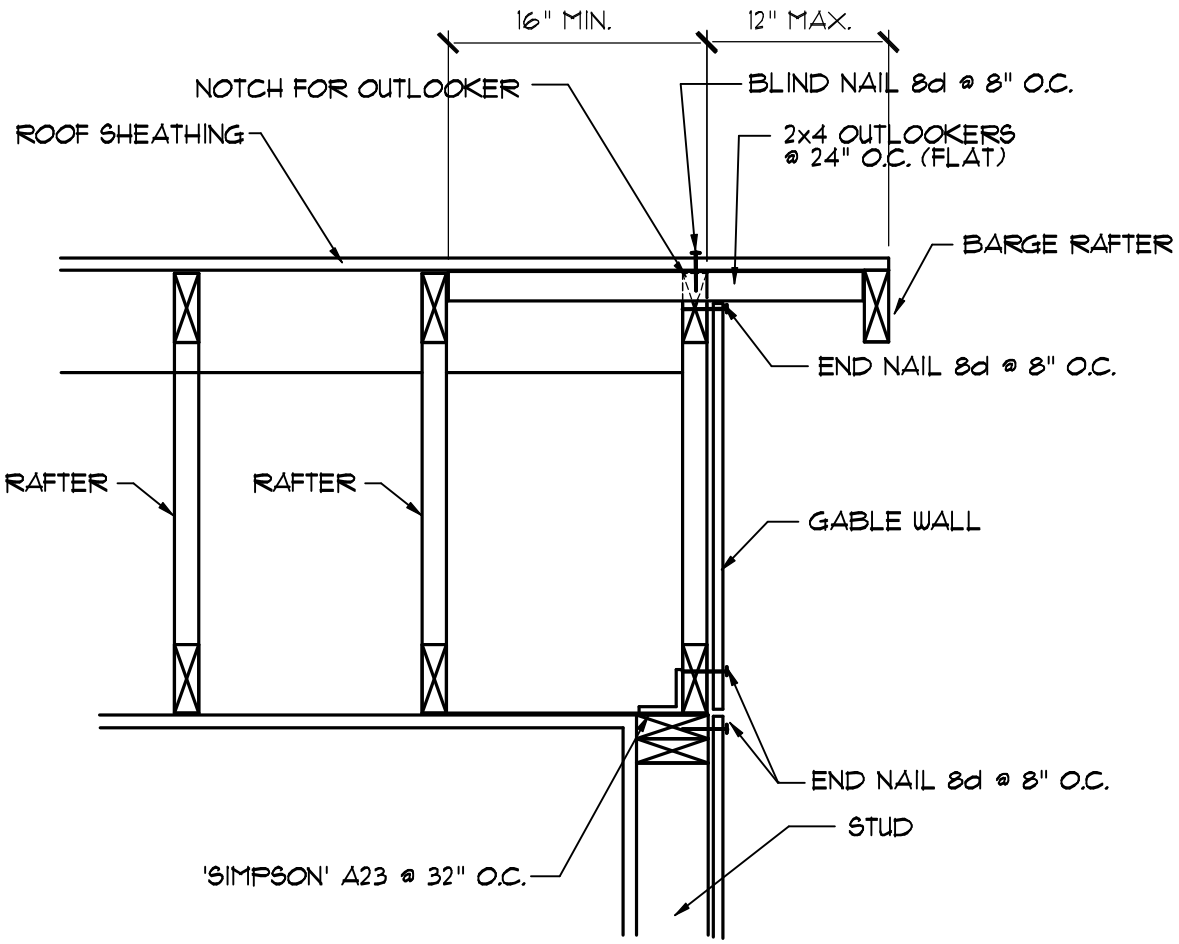
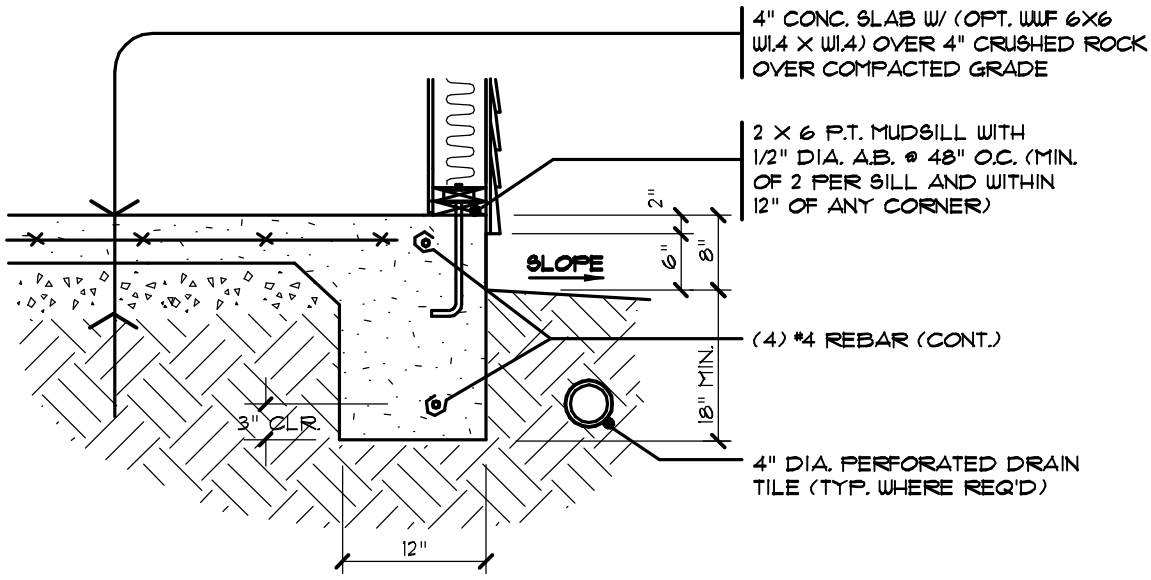


GABLE END DETAIL

(FRAMED ROOF) AT 6'-0" O.C.



ALTERNATE FOUNDATION SECTION

NOT TO SCALE

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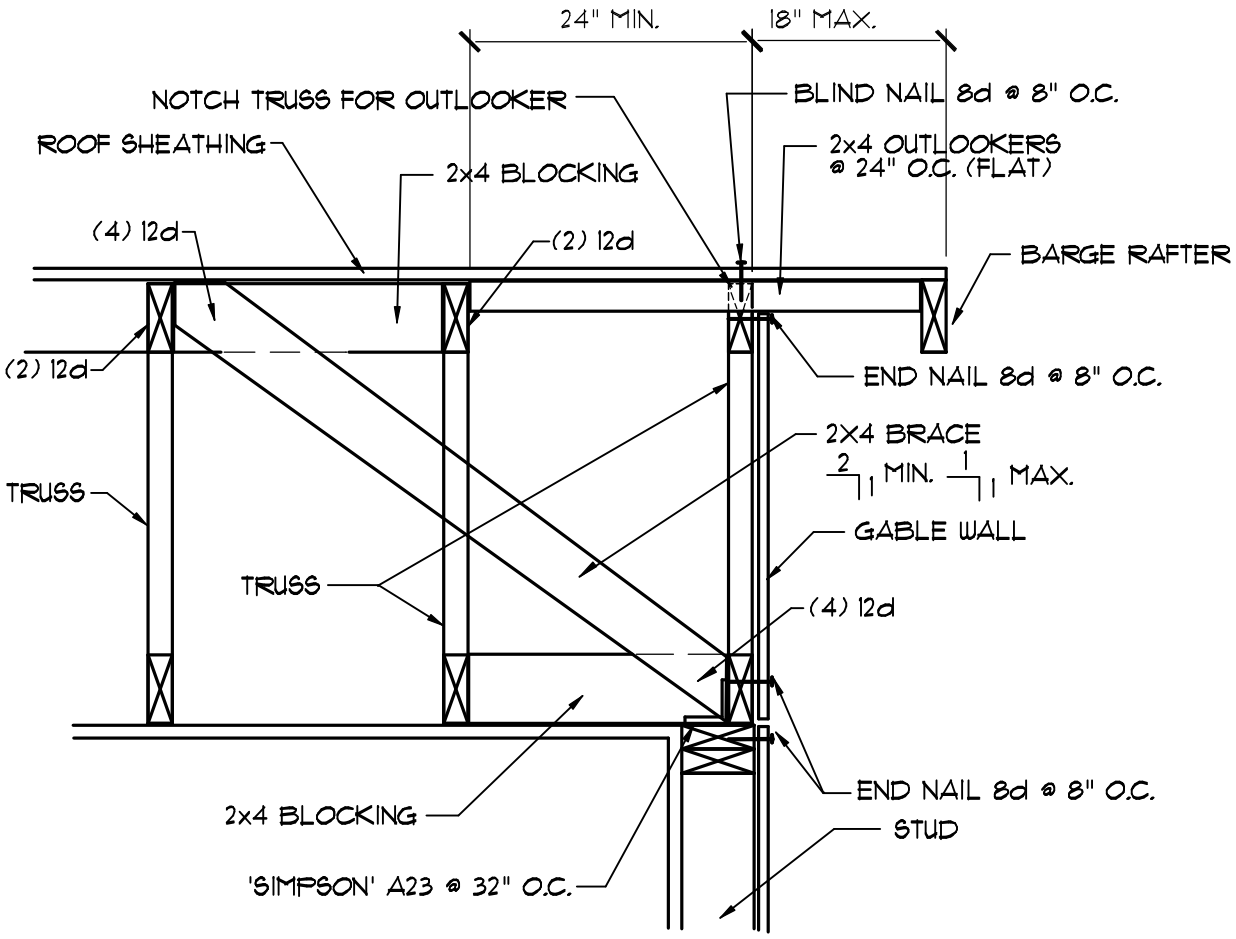
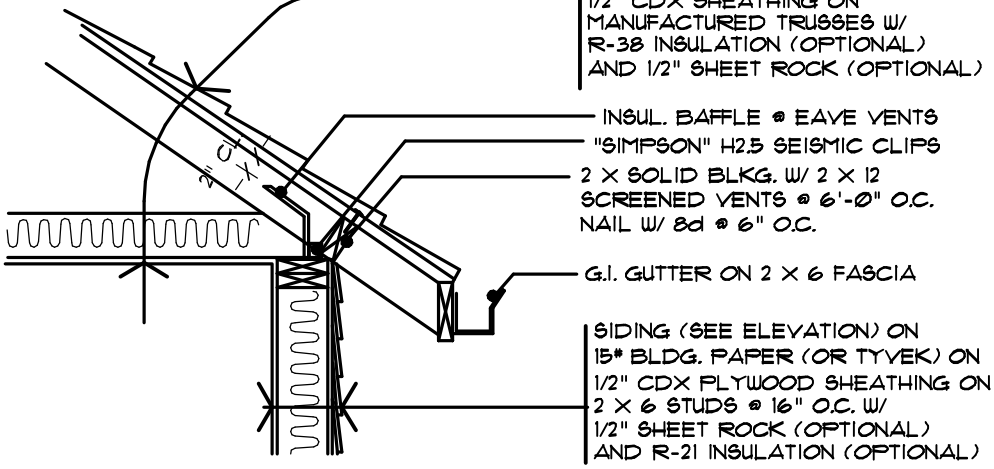


GABLE END DETAIL

(TRUSS ROOF) AT 6'-0" O.C.



ALTERNATE ROOF SECTION

(TRUSS ROOF) NOT TO SCALE

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GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (2009 EDITION), ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	50 PSF (2000# PT.)
DECKS	60 PSF (LL)
WIND	≤ 100 MPH
SEISMIC	D1

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION: PATH 1

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-38
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-25

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.
9. ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

FRAMING NOTES

1. ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4 X 8 HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
3. PROVIDE DOUBLE JSTS. UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
4. PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE I.R.C. (R302.11 AND 302.12)
5. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS JOISTS AND RAFTERS	NO. 2 DOUGLAS FIR
B. SILLS, PLATES, BLOCKING BRIDGING ETC.	NO. 3 DOUGLAS FIR
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLY, 32/16
F. GLU-LAM BEAMS	Fb-2400, DRY ADH.

6. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND & FACE
SOLE PL. TO JOIST	16d @ 16"	FACE NAIL
TOP PL. TO STUDS	2-16d	END NAIL
STUD TO SOLE PL.	3-8d	TOE NAIL
	2-16d	TOE NAIL
COLLAR TIE RAFTER	3-10d	FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL
DOUBLE STUDS	10d @ 24"	FACE NAIL
DOUBLE TOP PL.	16d @ 16"	FACE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"	EDGE NAIL
CLG. JST. TO PL.	3-8d	TOE NAIL
CLG. JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PL.	2-16d	TOE NAIL
BUILT-UP CORNER STUDS	10d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
PLY WALL & ROOF SHEATHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
MULTIPLE JOISTS EA. LAYER (UP TO 3)	10d @ 32"	STAGGER NAIL TOP & BOTTOM
MULTIPLE JOISTS (OVER 3)	1/2" DIA. BOLTS W/ WASHERS EA. SIDE @ 24" O.C.	
1 X 6 SPACED SHEATHING	2-8d	FACE NAIL

7. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.

STAIR DETAIL

MIN. 3' WIDE 2X10 TREADS
7.5" RISE ON 2X12 STRINGERS
ON 4X4 P.T. POSTS ON
METAL BRACKETS ON
16"ϕ X 18" DP. CONC. FOOTINGS

PLATFORM MIN. 3' WIDE ON
2X6 JOISTS @ 16" O.C. ON
4X4 P.T. POSTS ON
METAL BRACKETS ON
16"ϕ X 18" DP. CONC. FOOTINGS

24' X 24' TWO CAR GARAGE WITH LOFT

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FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.

4. CONCRETE:
   - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER : 2,500 PSI
   - BASEMENT & INTERIOR SLABS ON GRADE : 2,500 PSI
   - BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER : 3,000 PSI
   - PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 3,500 PSI

   (AS PER I.R.C. TABLE R402.2)

5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EA. WAY.

6. CONCRETE SIDEWALKS TO HAVE 3/4 IN. TOOLED JOINTS AT 5 FT. (MINIMUM) O.C.

7. REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-185.

8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

9. FOOTING TO BE CONTINUOUS ACROSS OPENINGS W/ REBAR (SEE TYPICAL WALL DETAIL)

10. ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

BP BRACED WALL PANEL DEFINITION

A BRACED WALL PANEL CONSTRUCTED AS PER 'IRC 2009' (WSP)

BRACE PANEL SHEATHING MIN. T1-11, 3/8 PLYWOOD
ONE SIDE NAIL W/ 8d @ 6" O.C. ON THE EDGES AND
8d @ 12" O.C. IN THE FIELD.

PROVIDE PERIMETER MEMBERS AT OPENINGS. USE EXTERIOR GLUE PLYWOOD.
PROVIDE FRAMING MEMBERS OR BLOCKING AT EDGES OF ALL PLYWOOD SHEETS.
PROVIDE HOLD DOWNS AT EACH END OF EACH BRACE PANEL. SEE TYPICAL WALL DETAIL.

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G2424A Garage Plan — Roof Ridge

B01 — Date: 10/16/06 — BeamChek 2.2

Choice: **5-1/8x 16-1/2 GLB 24F-V4 DF/DF** — **BASE Fb = 2400** — **ADJ Fb = 2304**

Conditions: DL adj: 12:12 pitch,

Min Bearing Area — R1= 9.5 in² — R2= 9.5 in² — DL Defl 0.35 in — Suggested Camber 0.52 in

Data

Beam Span	23.0 ft	Reaction 1	6172 #	Reaction 1 LL	3968 #
Beam Wt per ft	29.06 #	Reaction 2	6172 #	Reaction 2 LL	3968 #
Beam Weight	668 #	Maximum V	6172 #		
Max Moment	35489 '#	Max V (Reduced)	5434 #		
TL Max Defl	L / 240	TL Actual Defl	L / 283		
LL Max Defl	L / 360	LL Actual Defl	L / 439		

Attributes

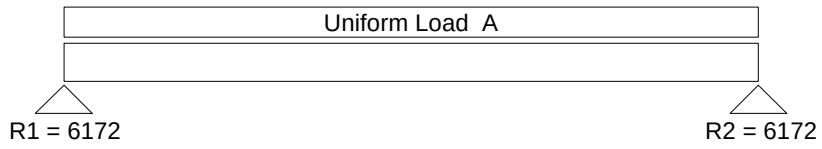
	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	232.55	84.56	0.98	0.63
Critical	184.86	42.90	1.15	0.77
Status	OK	OK	OK	OK
Ratio	79%	51%	85%	82%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc ⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2304	190	1.8	650
Cv Volume	0.960			
Cd Duration	1.00	1.00		
Cr Repetitive				
Ch Shear Stress				
Cm Wet Use				

BeamChek has automatically added the beam self-weight into the calculations.

Loads — Uniform TL: 508 = A — Uniform LL: 345



SPAN = 23 FT

Uniform and partial uniform loads are lbs per lineal ft.

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G2424A Garage Plan — Rafters
B02 — Date: 10/16/06 — BeamChek 2.2

Choice: **2x 8 DF-L #2 @ 16 in. oc** — **BASE Fb = 875** — **ADJ Fb = 1208**

Conditions: Repetitive Use, DL adj: 12:12 pitch, '91 NDS
Min Bearing Area R1= 0.5 in² R2= 0.5 in² DL Defl 0.10 in

Data

Beam Span	11.5 ft	Reaction 1	338 #	Reaction 1 LL	230 #
Beam Wt per ft	0 #	Reaction 2	338 #	Reaction 2 LL	230 #
Beam Weight	0 #	Maximum V	338 #		
Max Moment	973 '#	Max V (Reduced)	303 #		
TL Max Defl	L / 240	TL Actual Defl	L / 455		
LL Max Defl	L / 360	LL Actual Defl	L / 669		

Attributes

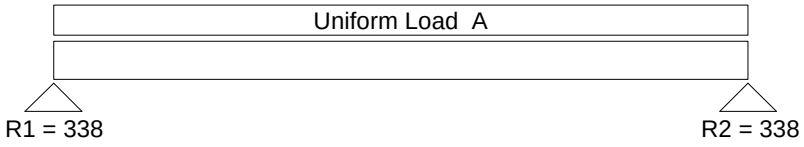
	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	13.14	10.88	0.30	0.21
Critical	9.67	4.78	0.57	0.38
Status	OK	OK	OK	OK
Ratio	74%	44%	53%	54%

Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Base Values	875	95	1.6	625
Base Adjusted	1208	95	1.6	625
CF Size Factor	1.200			
Cd Duration	1.00	1.00		
Cr Repetitive	1.15			
Ch Shear Stress				
Cm Wet Use				

The beam self-weight was not automatically added to the loads by BeamChek.

Loads Uniform TL: 59 = A Uniform LL: 40



SPAN = 11.5 FT

Uniform and partial uniform loads are lbs per lineal ft.

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G2424A Garage Plan — Upper Floor Joists
B03 — Date: 12/13/05 — BeamChek 2.2

Choice: **(2) 2x 12 DF-L #2 @ 16 in. oc** — **BASE Fb = 875** — **ADJ Fb = 1006**

Conditions: Repetitive Use, '91 NDS
Min Bearing Area R1= 1.3 in² R2= 1.3 in² DL Defl 0.24 in

Data

Beam Span	23.0 ft	Reaction 1	830 #	Reaction 1 LL	613 #
Beam Wt per ft	0 #	Reaction 2	837 #	Reaction 2 LL	613 #
Beam Weight	0 #	Maximum V	837 #		
Max Moment	4753 '#	Max V (Reduced)	774 #		
TL Max Defl	L / 240	TL Actual Defl	L / 335		
LL Max Defl	L / 360	LL Actual Defl	L / 469		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	63.28	33.75	0.82	0.59
Critical	56.68	12.22	1.15	0.77
Status	OK	OK	OK	OK
Ratio	90%	36%	72%	77%

Values / *Adjustments*

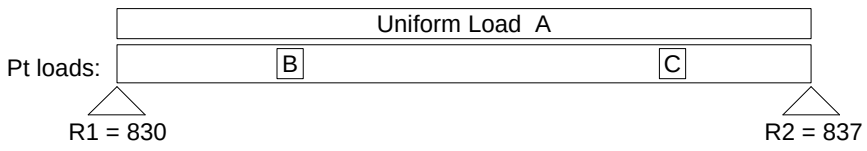
	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Base Values	875	95	1.6	625
Base Adjusted	1006	95	1.6	625
CF Size Factor	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive	1.15			
Ch Shear Stress				
Cm Wet Use				

The beam self-weight was not automatically added to the loads by BeamChek.

Loads

Uniform TL: 67 = A Uniform LL: 53

Point TL	Distance
B = 67	5.75
C = 67	18.42



SPAN = 23 FT

Uniform and partial uniform loads are lbs per lineal ft.

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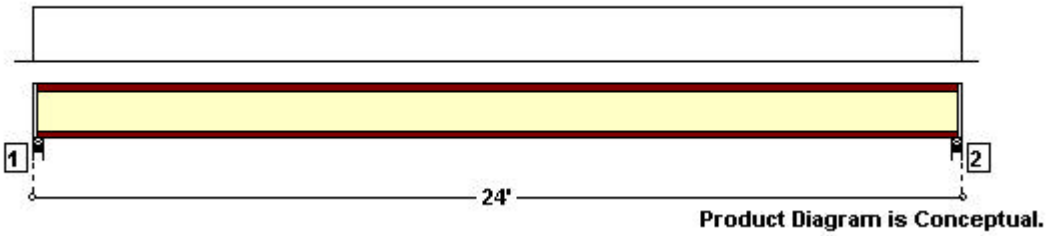
TJ-Beam(TM) 6.10 Serial Number: 7003019224
User: 2 4/27/2004 10:26:33 AM
Page 1 Engine Version: 1.10.3

16" TJI® 360 @ 16" o/c

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram is Conceptual.

LOADS:

Analysis is for a Joist Member.
Primary Load Group - Residential - Living Areas (psf): 30.0 Live at 100 % duration, 12.0 Dead

SUPPORTS:

		Input Width	Bearing Length	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1	Stud wall	3.50"	2.25"	480 / 192 / 0 / 672	A3: Rim Board	1 Ply 1 1/4" x 16" 0.8E TJ-Strand Rim Board®
2	Stud wall	3.50"	2.25"	480 / 192 / 0 / 672	A3: Rim Board	1 Ply 1 1/4" x 16" 0.8E TJ-Strand Rim Board®

-See TJ SPECIFIER'S / BUILDERS GUIDE for detail(s): A3: Rim Board

DESIGN CONTROLS:

	Maximum	Design	Control	Control	Location
Shear (lbs)	660	-656	2190	Passed (30%)	Rt. end Span 1 under Floor loading
Vertical Reaction (lbs)	660	660	1202	Passed (55%)	Bearing 2 under Floor loading
Moment (Ft-Lbs)	3893	3893	8405	Passed (46%)	MID Span 1 under Floor loading
Live Load Defl (in)		0.325	0.590	Passed (L/871)	MID Span 1 under Floor loading
Total Load Defl (in)		0.455	1.179	Passed (L/622)	MID Span 1 under Floor loading
TJPro		33	30	Passed	Span 1

-Deflection Criteria: STANDARD(LL:L/480,TL:L/240).
-Deflection analysis is based on composite action with single layer of 19/32" Panels (20" Span Rating) GLUED & NAILED wood decking.
-Bracing(Lu): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

TJ-Pro RATING SYSTEM

-The TJ-Pro Rating System value provides additional floor performance information and is based on a GLUED & NAILED 19/32" Panels (20" Span Rating) decking. The controlling span is supported by walls. Additional considerations for this rating include: Ceiling - None. A structural analysis of the deck has not been performed by the program. Comparison Value: 1.88

ADDITIONAL NOTES:

-IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). TJ warrants the sizing of its products by this software will be accomplished in accordance with TJ product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJ Associate.
-Not all products are readily available. Check with your supplier or TJ technical representative for product availability.
-THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
-Allowable Stress Design methodology was used for Building Code IBC analyzing the TJ Distribution product listed above.

PROJECT INFORMATION:

G2424A Garage Plan

OPERATOR INFORMATION:

Tom Easton
Cad Northwest

Custom Home Design
CAD NorthWest

G2424A Garage Plan — Garage Door Header
B04 — Date: 10/16/06 — BeamChek 2.2

Choice: **5-1/8x 15 GLB 24F-V4 DF/DF** — **BASE Fb = 2400** — **ADJ Fb = 2400**

Conditions: Min Bearing Area — R1= 7.9 in² — R2= 7.9 in² — DL Defl 0.63 in — Suggested Camber 0.95 in

Data

Beam Span	16.0 ft	Reaction 1	5105 #	Reaction 1 LL	320 #
Beam Wt per ft	18.68 #	Reaction 2	5105 #	Reaction 2 LL	320 #
Beam Weight	299 #	Maximum V	5105 #		
Max Moment	31572 '#	Max V (Reduced)	5005 #		
TL Max Defl	L / 240	TL Actual Defl	L / 293		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	192.19	76.88	0.66	0.02
Critical	157.86	39.51	0.80	0.53
Status	OK	OK	OK	OK
Ratio	82%	51%	82%	4%

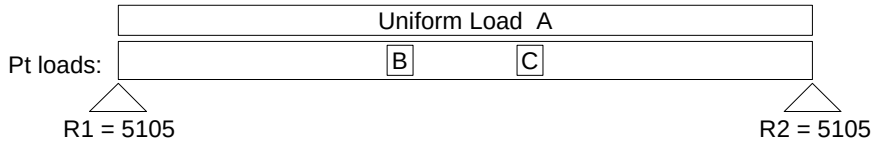
Values / *Adjustments*

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2400	190	1.8	650
Cv Volume	1.000			
Cd Duration	1.00	1.00		
Cr Repetitive				
Ch Shear Stress				
Cm Wet Use				

BeamChek has automatically added the beam self-weight into the calculations.

Loads: Uniform TL: 62 = A — Uniform LL: 40

Point TL	Distance
B = 4460	6.5
C = 4460	9.5



SPAN = 16 FT

Uniform and partial uniform loads are lbs per lineal ft.

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G2424A Garage Plan — Stair Beam
B05 — Date: 10/16/06 — BeamChek 2.2

Choice: **3-1/8x 12 GLB 24F-V4 DF/DF** — **BASE Fb = 2400** — **ADJ Fb = 2400**

Conditions

Min Bearing Area — R1= 1.6 in² — R2= 1.9 in² — DL Defl 0.53 in — Suggested Camber 0.80 in

Data

Beam Span	20.0 ft	Reaction 1	1011 #	Reaction 1 LL	400 #
Beam Wt per ft	9.11 #	Reaction 2	1221 #	Reaction 2 LL	400 #
Beam Weight	182 #	Maximum V	1221 #		
Max Moment	7896 '#	Max V (Reduced)	1162 #		
TL Max Defl	L / 240	TL Actual Defl	L / 338		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	75.00	37.50	0.71	0.18
Critical	39.48	9.17	1.00	0.67
Status	OK	OK	OK	OK
Ratio	53%	24%	71%	27%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2400	190	1.8	650

Adjustments

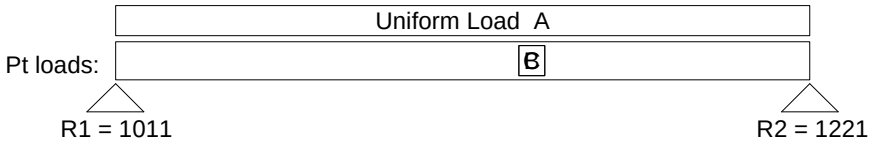
Cv Volume	1.000	
Cd Duration	1.00	1.00
Cr Repetitive		
Ch Shear Stress		
Cm Wet Use		

BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL: 50 = A — Uniform LL: 40

Point TL	Distance
B = 450	12.0
C = 600	12.0



SPAN = 20 FT

Uniform and partial uniform loads are lbs per lineal ft.

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G2424A Garage Plan — Loft Window Hdr
B06 — Date: 10/16/06 — BeamChek 2.2

Choice: **3-1/8x 12 GLB 24F-V4 DF/DF** — **BASE Fb = 2400** — **ADJ Fb = 2400**

Conditions: DL adj: 12:12 pitch,
Min Bearing Area — R1= 6.9 in² — R2= 6.9 in² — DL Defl 0.01 in — Suggested Camber 0.02 in

Data

Beam Span	3.0 ft	Reaction 1	4460 #	Reaction 1 LL	56 #
Beam Wt per ft	12.89 #	Reaction 2	4460 #	Reaction 2 LL	56 #
Beam Weight	39 #	Maximum V	4460 #		
Max Moment	6618 '#	Max V (Reduced)	4396 #		
TL Max Defl	L / 240	TL Actual Defl	L / >1000		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in³)	Shear (in²)	TL Defl (in)	LL Defl
Actual	75.00	37.50	0.01	<0.01
Critical	33.09	34.71	0.15	0.10
Status	OK	OK	OK	OK
Ratio	44%	93%	9%	0%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc⊥ (psi)
Base Values	2400	190	1.8	650
Base Adjusted	2400	190	1.8	650

Adjustments

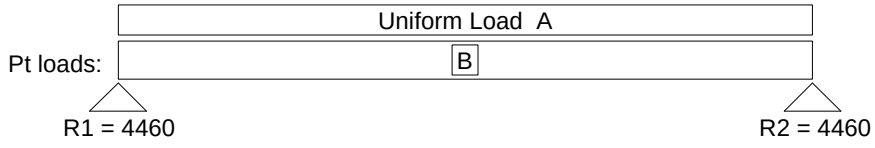
Cv Volume	1.000	
Cd Duration	1.00	1.00
Cr Repetitive		
Ch Shear Stress		
Cm Wet Use		

BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL: 51 = A — Uniform LL: 37

Point TL	Distance
B = 8729	1.5



SPAN = 3 FT

Uniform and partial uniform loads are lbs per lineal ft.

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MATERIAL LIST

G2424A Garage Plan

Standard W/ Framed Roof

This estimate is designed solely to provide the customer with a rough estimate of the amount of material used in the given project. The material estimate is based on normal and typical building and construction techniques. The actual amount of material used may vary from this estimate due to a number of factors. Consequently, no representation or warranty has been made that the amount of material used will not vary from the estimate.

	ITEM	CALC	SIZE	LENGTH	O.C.	QTY	
1	MAIN EXT STUDS		2X6	95.13	16"	57	EA
2	UPPER INT PLATES		2X4			144	LF
3	UPPER INT WALL STUDS		2X4	5'	16"	37	EA
4	UPPER CEILING S.R. (Optional)		1/2" GYP.			600	SF
5	UPPER INT WALL S.R. (Optional)		1/2" GYP.			240	SF
6	HEADER, (Ext Main Garage Door)	B04	5-1/8X15 GLB	17'		1	EA
7	HEADER, (Ext Main Door)	N/A	4X8	4'		1	EA
8	HEADER, (Main Window)	N/A	4X10	7'		1	EA
9	HEADER, (Upper Window)	N/A	3-1/8X12 GLB	4'		1	EA
10	RAFTERS	B02	2X8	19'	16"	38	EA
11	EAVE BLOCKING		2X	14.5"	16"	36	EA
12	H2.5 RAFTER TIE				16"	38	EA
13	ROOF SHEATH		1/2" CDX			956	SF
14	ROOF FELT		30# Felt			956	SF
15	ROOFING					956	SF
16	BARGE RAFTERS		2X6	19'		4	EA
17	MAIN EXT WALL S.R. (Optional)		1/2" GYP.			693	SF
18	MAIN CEILING S.R. (Optional)		1/2" GYP.			576	SF
19	EXT WALL SHEATH		1/2" CDX			981	SF
20	EXT WALL VAPOR		15# Felt			981	SF
21	EXT SIDING (See Plan)		Varies			981	SF
22	CONCRETE (Footing)		12" X 6"			1.78	CY
23	CONCRETE (Stem)		6" X 20"			2.96	CY
24	CONCRETE (Floor)		4"			7.11	CY
25	CONC. FOOTING, (Doorway Slab)		(1) 48" X 48" X 4" DP.			0.20	CY
26	CONC. FOOTING, (Ridge Support)		(1) 26" X 26" X 12" DP.			0.17	CY
27	CONC. FOOTING, (Garage Door)		(2) 20" X 20" X 10" DP.			0.17	CY
28	JOISTS	TJI	16 TJI 360	24'	16"	19	EA
29	RIM JOIST					96	LF
30	UPPER FLOOR PLYWOOD		5/8"			576	SF
31	RIDGE BEAM	B01	5-1/8X16-1/2 GLB	24'		1	EA
32	POST	N/A	4X4	8'		2	EA
33	POST	N/A	4X4	8'		2	EA
34	POST	N/A	4X4	4'		1	EA
35	POST	N/A	4X4	9'		1	EA
36	POST	N/A	4X4	11'		1	EA
37	STAIR BEAM	B05	3-1/8X12 GLB	21'		1	EA
38	ANCHOR BOLTS		1/2"		48"	20	EA
39	WIRE MESH		6X6 W1.4 X W1.4			576	SF

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